

附帶規劃文件

按城市規劃條例第 16 條於新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分)，1689S.B(部分)，1689S.B ss.1，1689S.C，1689S.D，1695，1696(部份)和毗鄰政府土地，進行規劃申請。

地帶： 農業

用途： 臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及
電動車充電站連附屬設施和相關填土工程(為期 3 年)

場地面積： 約 8921 平方米

行政摘要：

擬在新界元朗八鄉橫台山梁屋村 DD111 LOT NO. 1689S.A (部分), 1689S.B(部分), 1689S.B ss.1, 1689S.C, 1689S.D, 1695, 1696(部份)和毗鄰政府土地, 八鄉分區計劃大綱圖編號: S/YL-PH/11, 「農業」地帶內進行規劃申請, 作「臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施和相關填土工程(為期 3 年)」用途。

申請地點位於城市規劃委員會規劃指引擬作露天貯物及港口後勤用途的第 2 類地區中, 屬於未有清晰規劃意向或既定發展計劃的地區, 須先向城市規劃委員會進行規劃許可申請。

是次申請是為響應特區政府推廣電動車輛普及化的政策, 支援香港電動汽車充電網絡拓展及幫助推廣電動車輛, 為市民提供停泊電動汽車的場地及配套的充電設備, 推動香港電動汽車長遠可持續發展, 以加快邁向碳中和的步伐。

現時香港電動車數目增多, 對充電泊位有迫切需求, 如是次申請獲得部門批准, 可以在一定程度上分流電動車對公共充電設施的需求, 並能幫助帶動推廣電動車普及, 因此希望貴處能批准是次申請。

是次申請是作為上次規劃許可申請 A/YL-PH/955 的重新申請, 申請場地面積對比上次規劃許可申請有所減少, 申請用途與上次規劃許可申請用途相同, 沒有任何改變。在上次申請期間都沒有任何政府部門及附近市民的反映和投訴, 土地使用者一直使用良好。

於上次申請期間申請人已完成有關排水設施和場地消防裝置的建議附帶條件, 但因為部門審批需時, 加上申請地點中構築物申請短期豁免書和政府土地申請短期租約需時, 令到申請人未能在期限內完成排水設施和構築物搭建的工程, 不過相關工程已正在依照獲批的建議進行中, 同時由於北環線工程需要, 申請地點的範圍有所變更, 因此希望城市規劃委員會、規劃署和相關部門可以寬容處理時次的申請。

場地設計：

申請地點主要作臨時商店及服務行業(便利商店)、臨時公眾停車場(貨櫃車除外)及電動車充電站連附屬設施用途，提供 128 個私家車車位、8 個中型/重型貨車車位。申請地點的服務對象主要是八鄉及錦田區域的居民和工作人員，電動的士亦可進入進行充電和停泊。

申請地點上擬議設有 4 個上築物，分別為：

- 構築物 A：臨時貨櫃辦公室及員工休息室用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 B：商店及服務行業(零售商店)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層；
- 構築物 C：換電站用途，樓面面積不超過 121 平方米，高度不超過 7 米，單層。
- 構築物 D：中電變電站及電掣房(9000A)用途，樓面面積不超過 180 平方米，高度不超過 5 米，單層。

申請地點中的臨時貨櫃辦公室及員工休息室用途的構築物只作員工短暫休息之用，不提供任何住宿服務。

申請地點開放時間為星期一至星期日，上午 6 時至晚上 11 時，公眾假期照常開放。

申請地點已在前次規劃申請 A/YL-PH/955 時已完成填土，填土區域將作為通道和汽車停泊用途，填土厚度約 0.25 米，填土材料為瀝青和水泥，場地內的香港主水平基準增加至現時的+16.0mPD，場地內不涉及挖土。

申請地點中的車位全部可提供充電服務，其中 15 個 DC 充電裝置為 8 個中/重型貨車車位及 22 個私家車車位提供充電服務，40 個 AC 充電裝置為 106 個私家車車位提供充電服務，並會因應市場的需求分階段在申請地點內新增更多充電裝置。

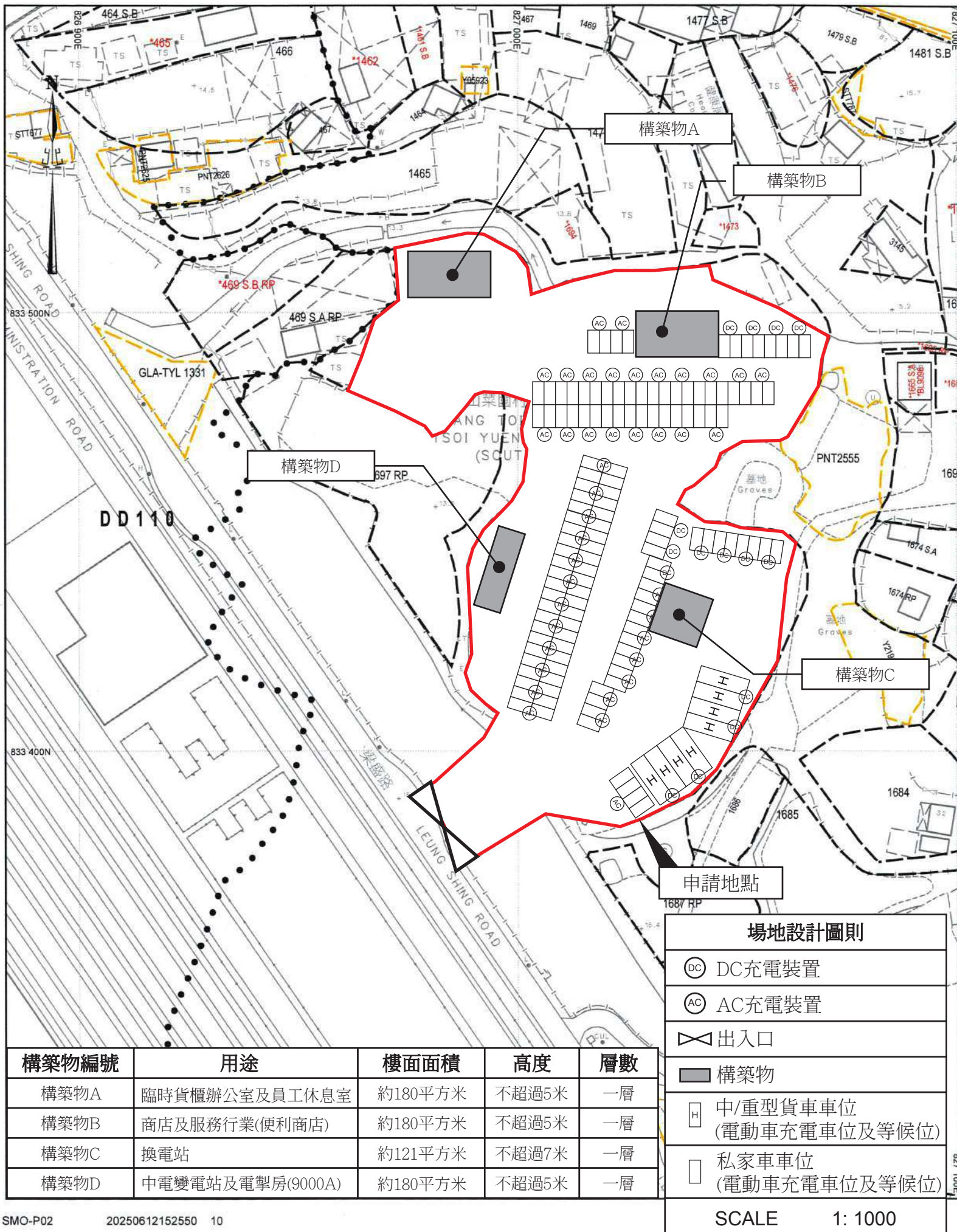
使用者可以透過申請人所提供的網絡 App 電子付款方式，包括支付寶、信用卡電子錢包等，繳付充電和泊車費用，申請地點現場不提供繳款服務。

申請地點會採用緩解措施以減低中/重型貨車對附近環境的影響，包括在申請地點邊界設置隔音圍板、使用瀝青鋪設場地地面。

申請地點不會停泊貨櫃車或重量超過 26 噸的車輛。

申請地點只為臨時性質，不會取代該區作農業用途的永久規劃意向。

詳情請參閱以下圖則和文件。



渠務排水：

申請人會依照前次規劃許可申請 A/YL-PH/955 已獲渠務署批准的排水設施建議圖則，繼續進行對申請地點進行排水設施建造工程。

詳情請參閱以下圖則和文件。

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/955
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

電郵函件

志科有限公司

先生/女士:

履行規劃許可附帶條件 (c) 項 - 提交排水影響評估

擬在劃為「農業」地帶的元朗八鄉梁屋村第 111 約
地段第 1689 號 A 分段(部分)、第 1689 號 B 分段、
第 1689 號 B 分段第 1 小分段、第 1689 號 C 分段、
第 1689 號 D 分段、第 1695 號及第 1696 號(部分)和毗連政府土地
闢設臨時公眾停車場(貨櫃車除外)、經營商店及服務行業(便利店)
連附屬設施(為期三年), 以及進行填土工程

(規劃申請編號: A/YL-PH/955)

本處收到你於二零二四年四月二十五日提交的資料以履行上述規劃許可附帶條件。
就你提交的資料, 本處已諮詢有關部門, 有關意見如下:

- ☒ 接受。因此, 你已經履行上述附帶條件。部門詳細意見請見附件。
- ☐ 接受。由於上述附帶條件要求提交及落實建議, 因此, 你未有完全履行有關附帶條件。請你加快落實已批准的建議以完全履行有關附帶條件。
- ☐ 不接受。因此, 上述附帶條件未能被視作已履行。部門詳細意見請見附件。

很抱歉因為人手短缺, 我們未能為你提供部門詳細意見的中文譯本。如你對部門意見有疑問, 請直接聯絡渠務署陳羽立先生(電話: 2300 1259)。

規劃署
粉嶺、上水及元朗東規劃專員

(吳劍偉



)

二零二四年七月二日

副本抄送:

渠務署新界北總工程師

(經辦人: 陳羽立先生)

內部抄送:

總城市規劃師／城市規劃委員會

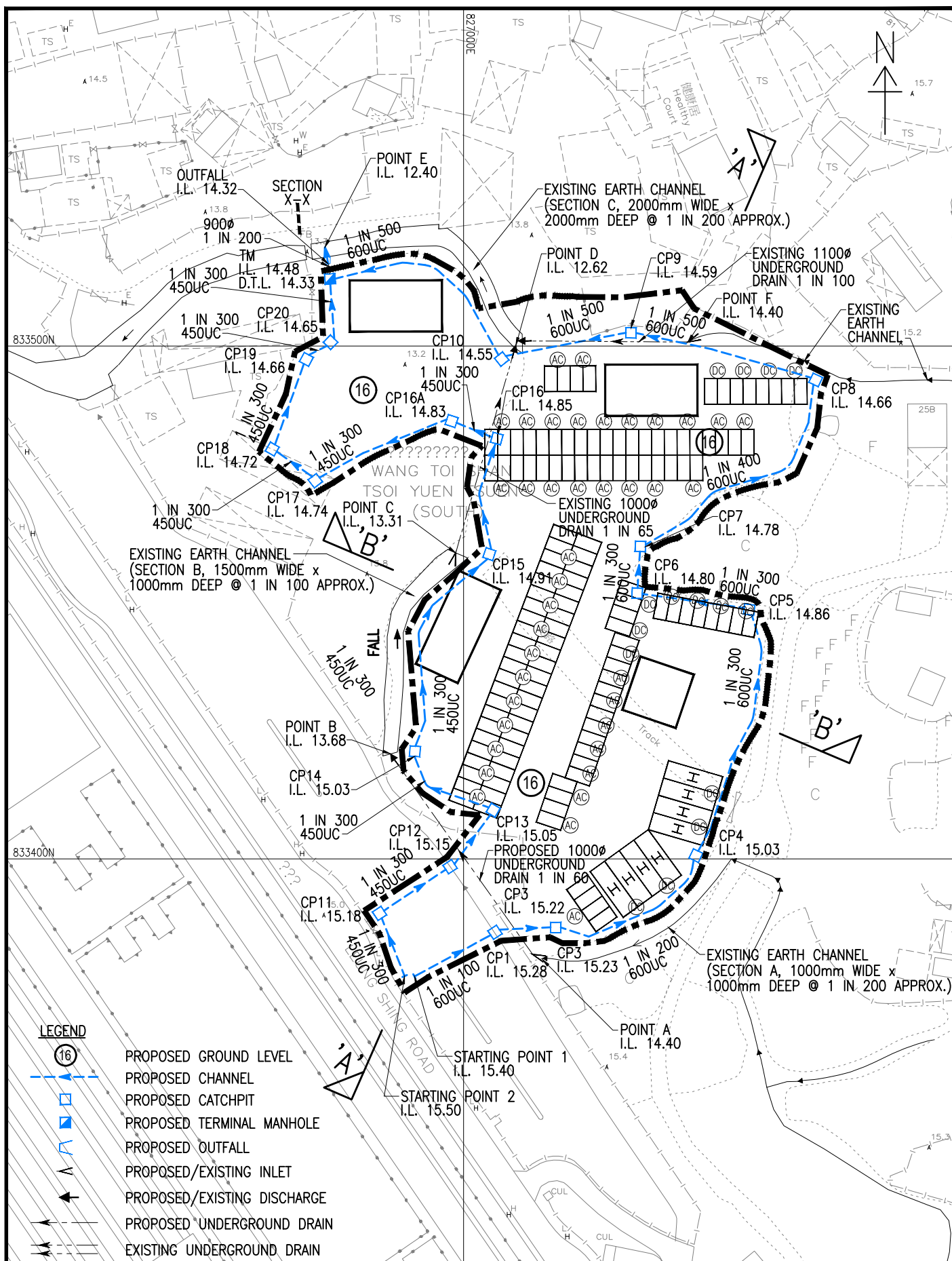
KWN/AY/ym

附件

渠務署新界北總工程師的意見:

Please remind the applicant to implement the drainage facilities on site in accordance with the agreed drainage proposal. The applicant is required to maintain all the drainage facilities on site in good condition and ensure that the proposed development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant is also required to rectify the drainage system at their own expense to the satisfaction of government parties concerned if they are found to be inadequate or ineffective during operation.





PROJECT

PLANNING APPLICATION NO. A/YL-PH/955,
LEUNG UK TSUEN, PAT HEUNG

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

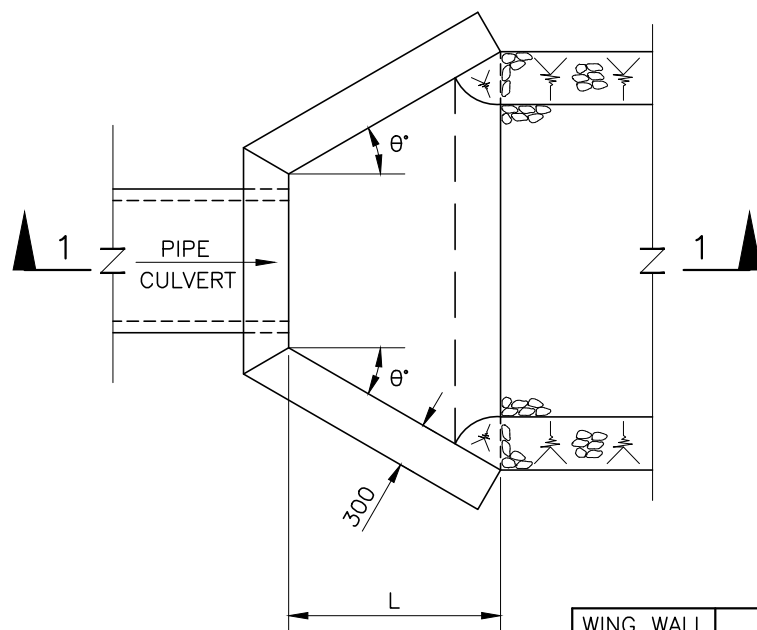
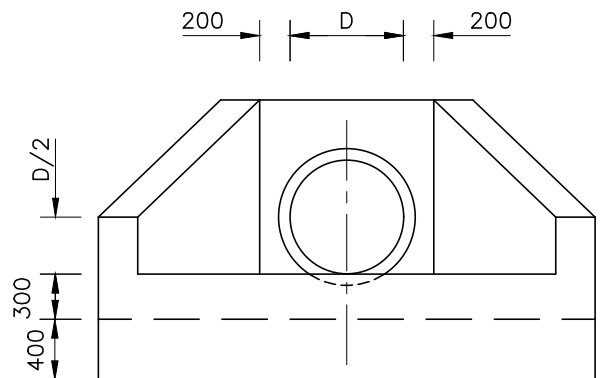
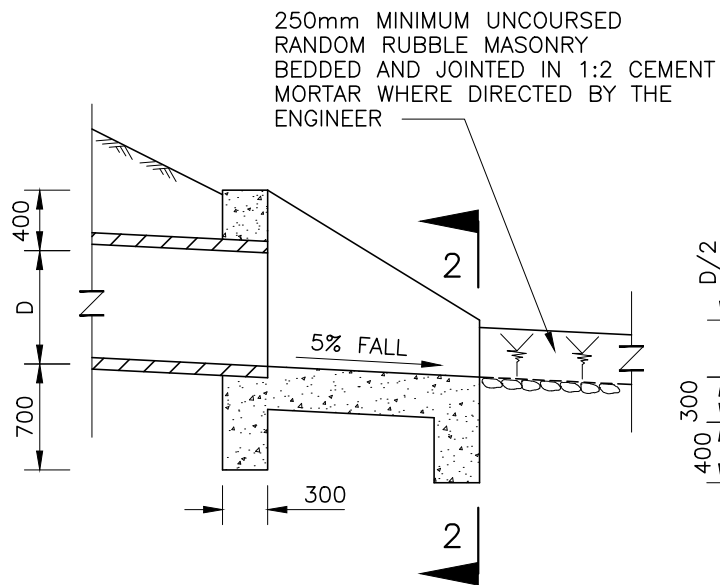
PROPOSED DRAINAGE MANAGEMENT PLAN

SCALE

1 : 1000 - A4

DRAWING No.

FIGURE 4



NOTES :

1. CONCRETE : GRADE 30D/20

WING WALL FLARE θ°	DIAMETER OF PIPE CULVERT D			
	450-750	900-1200	1350-1650	1800-1950
	L			
0°	1800	2400	3000	3600
30°	1400	1800	2300	2700
45°	1200	1500	1900	2300

PROJECT PLANNING APPLICATION NO. A/YL-PH/955,
LEUNG UK TSUEN, PAT HEUNG

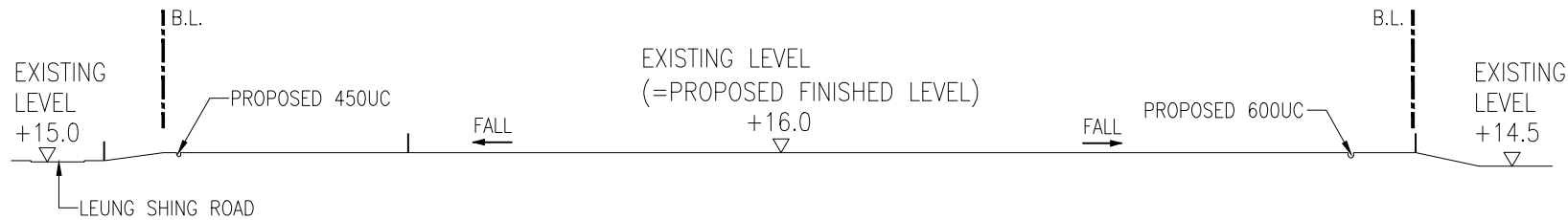
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE DETAILS OF OUTFALL

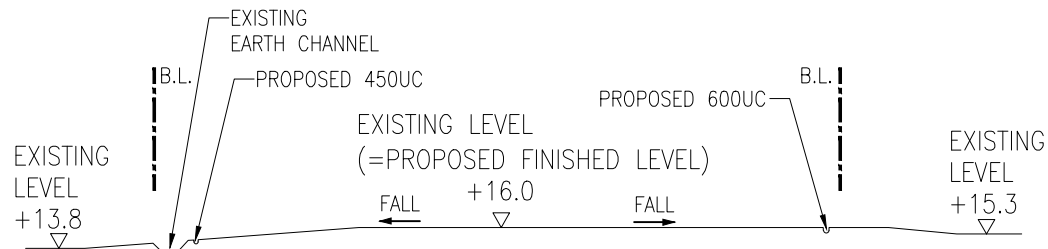
SCALE
N. T. S.

DRAWING No.
FIGURE 5

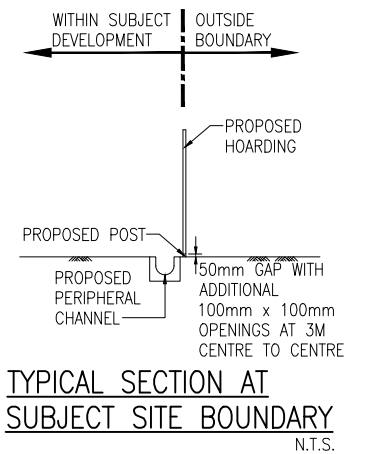
H:\23113_LeungUKtsuen\DRAWING\23113_FIG_4_02_&_FIG_6_01.dwg, 25/4/2024 11:51:45, DWG To PDF.pc3



SECTION A - A



SECTION B - B



PROJECT

PLANNING APPLICATION NO. A/YL-PH/955,
LEUNG UK TSUEN, PAT HEUNG

TITLE

SITE SECTIONS

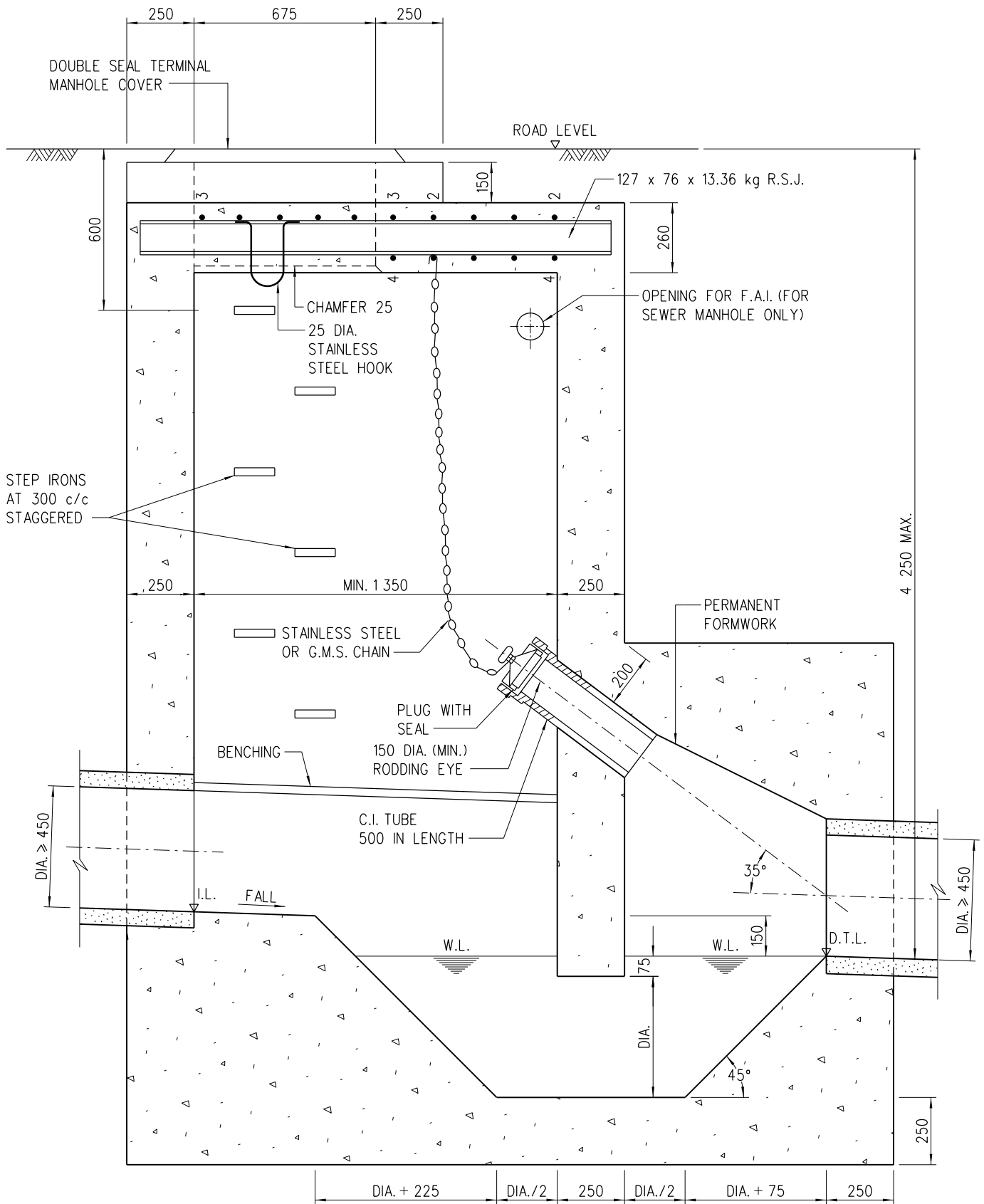
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 800 - A4

DRAWING No.

FIGURE 6



SECTION A-A

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

TERMINAL MANHOLE
TYPE T2_1

DRAINAGE SERVICES DEPARTMENT

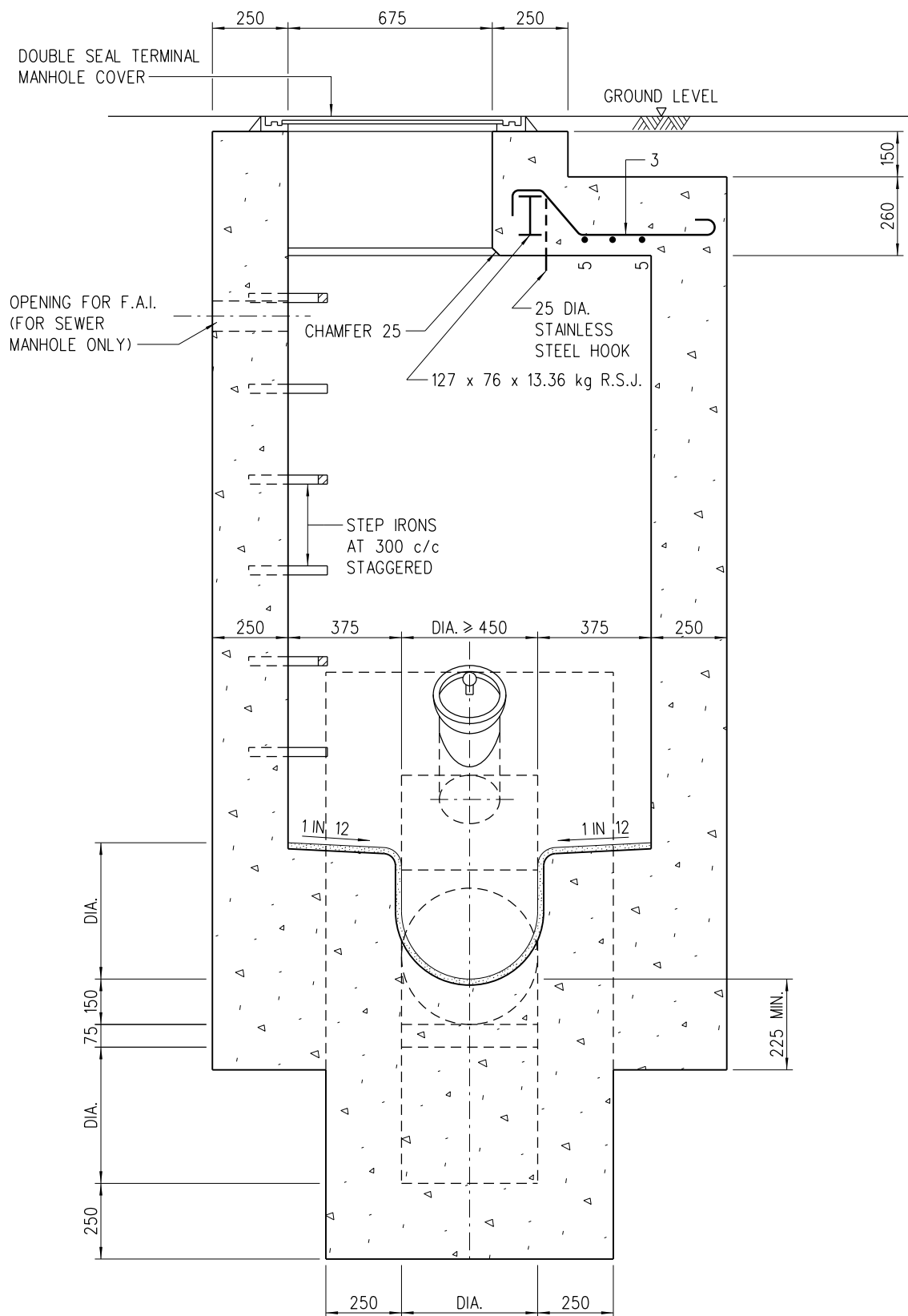
REFERENCE

DRAWING No.

SCALE

1 : 20

DS 1091A
(SHEET 2 OF 3)



SECTION B-B

A	NOTE 16 ADDED	ORIGINAL SIGNED	2.8.2022
	NEW ISSUE	ORIGINAL SIGNED	13.1.2016
REV.	DESCRIPTION	SIGNATURE	DATE

**TERMINAL MANHOLE
TYPE T2_1**

DRAINAGE SERVICES DEPARTMENT

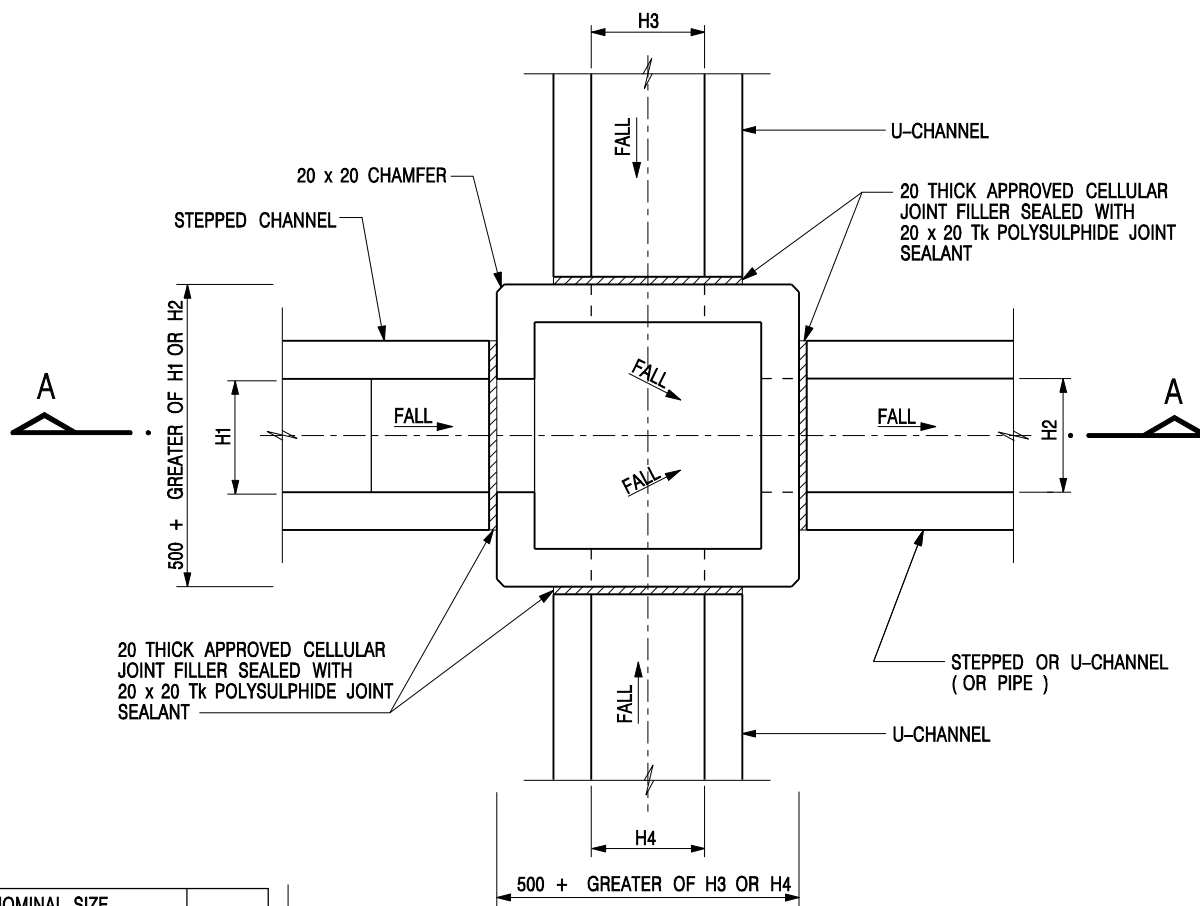
REFERENCE

DRAWING No.

SCALE

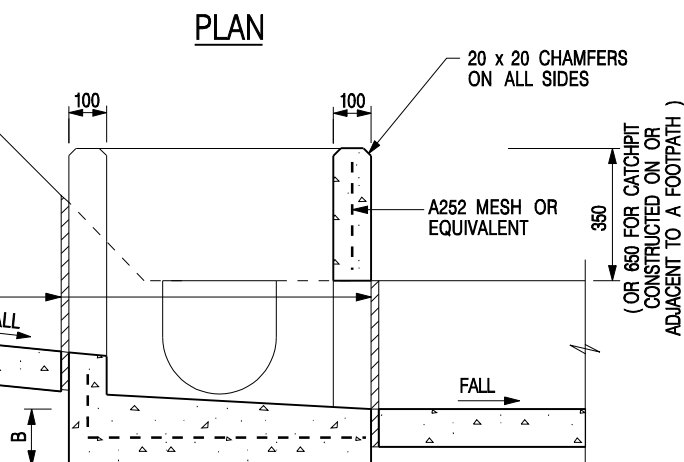
1 : 20

DS 1091A
(SHEET 3 OF 3)



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

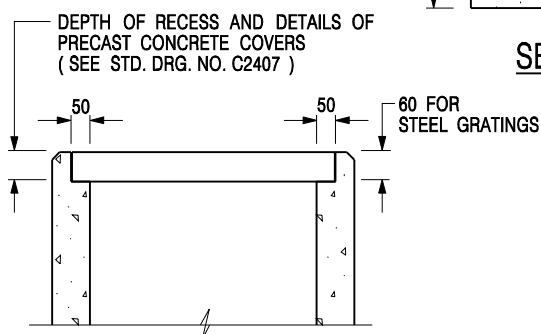


SECTION A - A

NOTES:

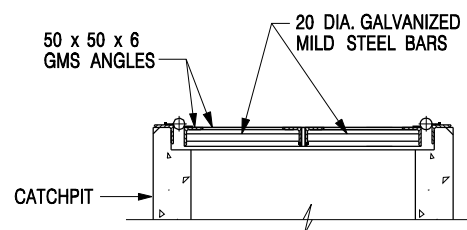
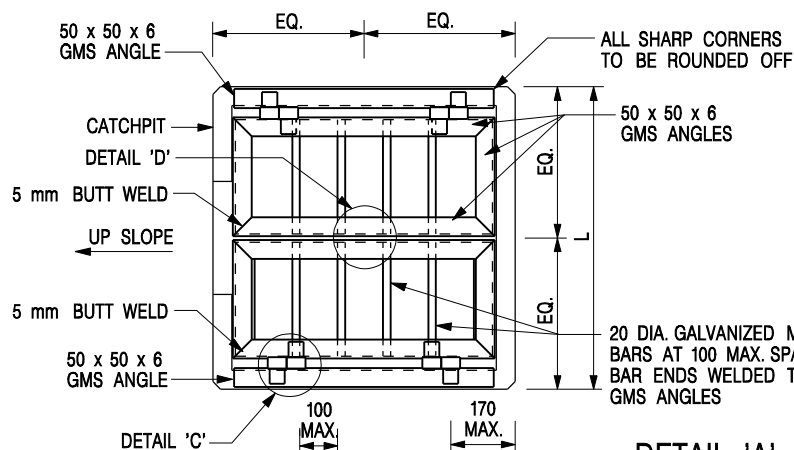
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS



STANDARD CATCHPIT DETAILS (SHEET 1 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE 1 : 20		DRAWING NO. C2405 /1	
DATE JAN 1991			

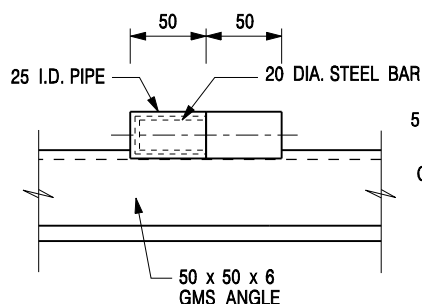


SECTIONAL ELEVATION

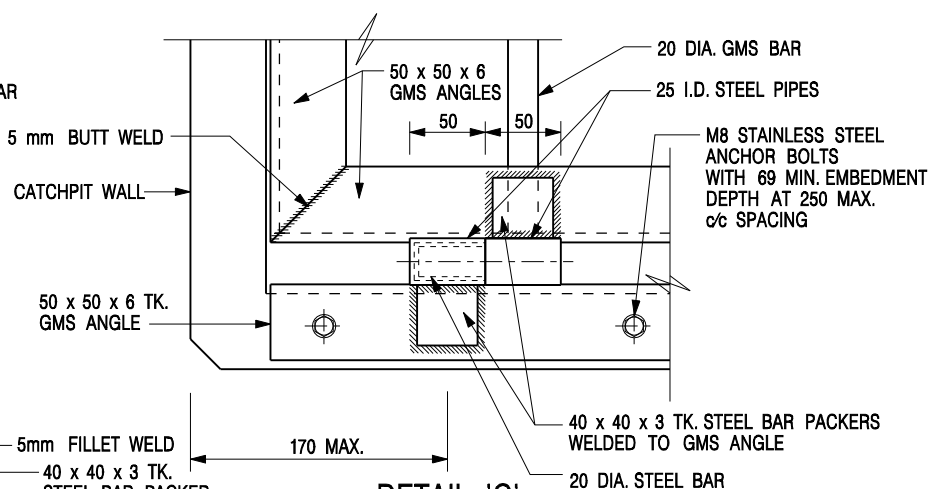
DETAIL 'A'

(DETAILS OF DOUBLE SIDE OPENING STEEL GRATING FOR L > 900mm)

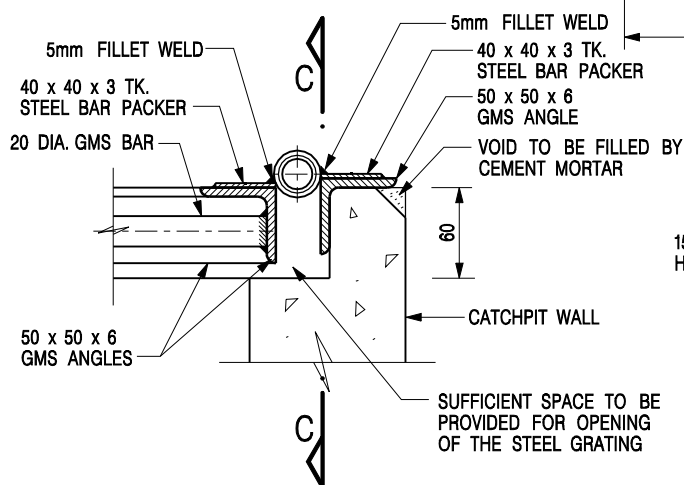
SCALE 1 : 20



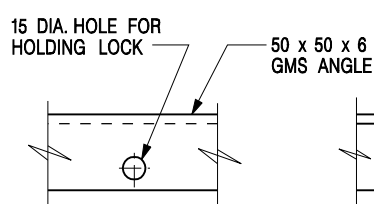
SECTION C - C



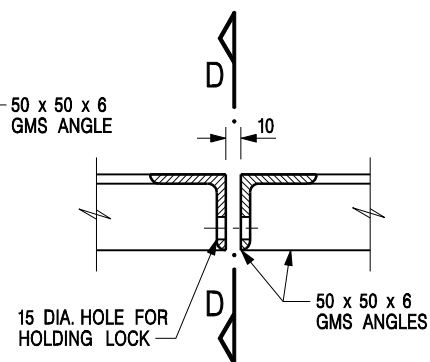
DETAIL 'C'
(DETAILS OF HINGE)
SCALE 1 : 5



SECTIONAL ELEVATION
(DETAIL 'C')



SECTION D - D



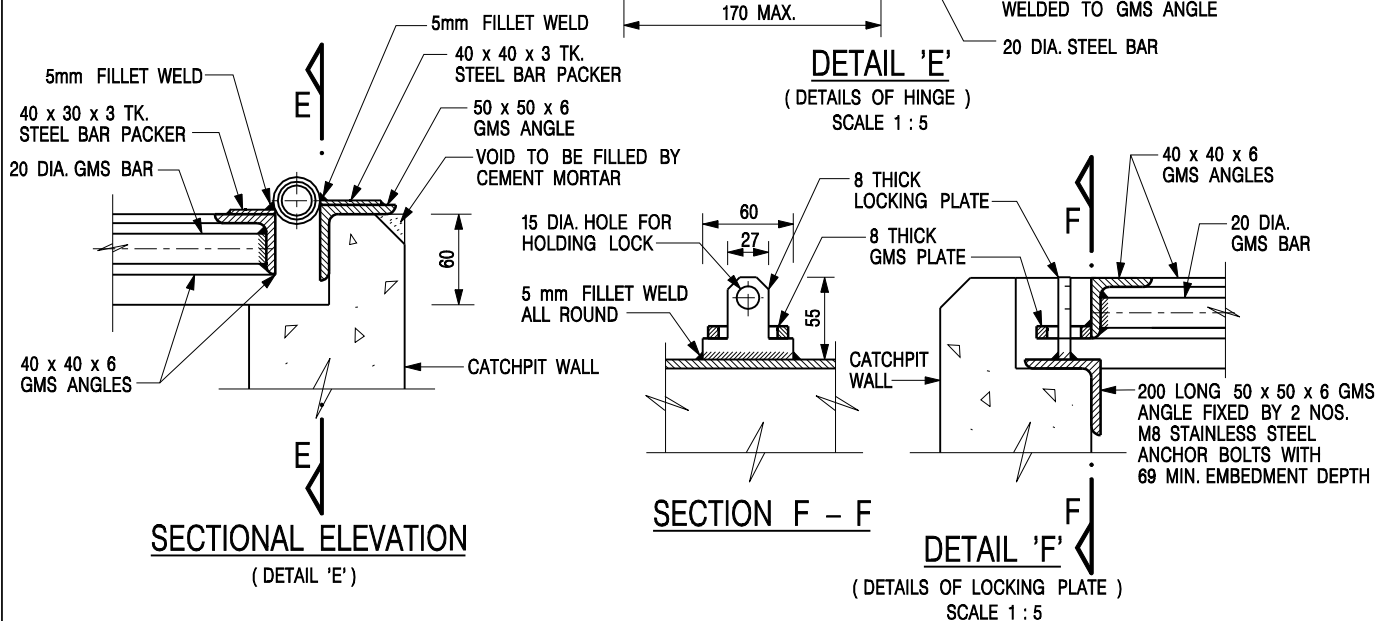
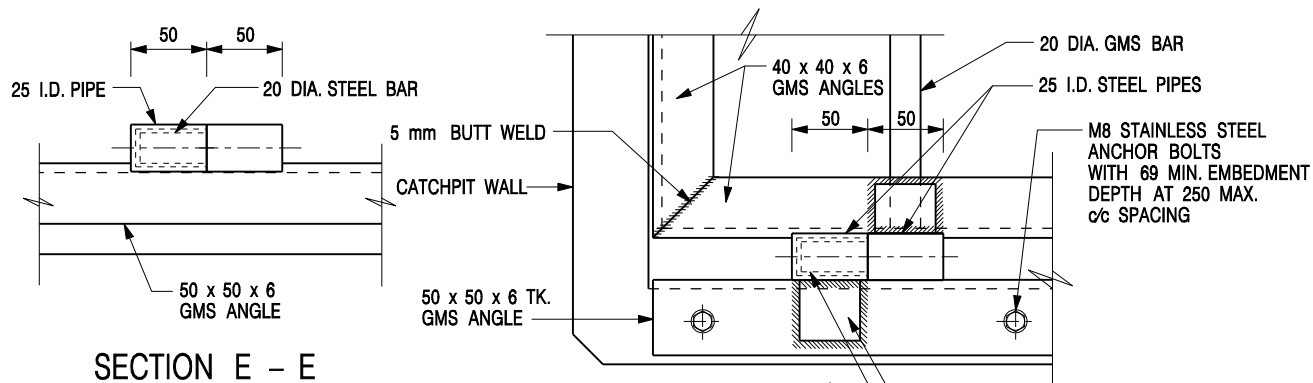
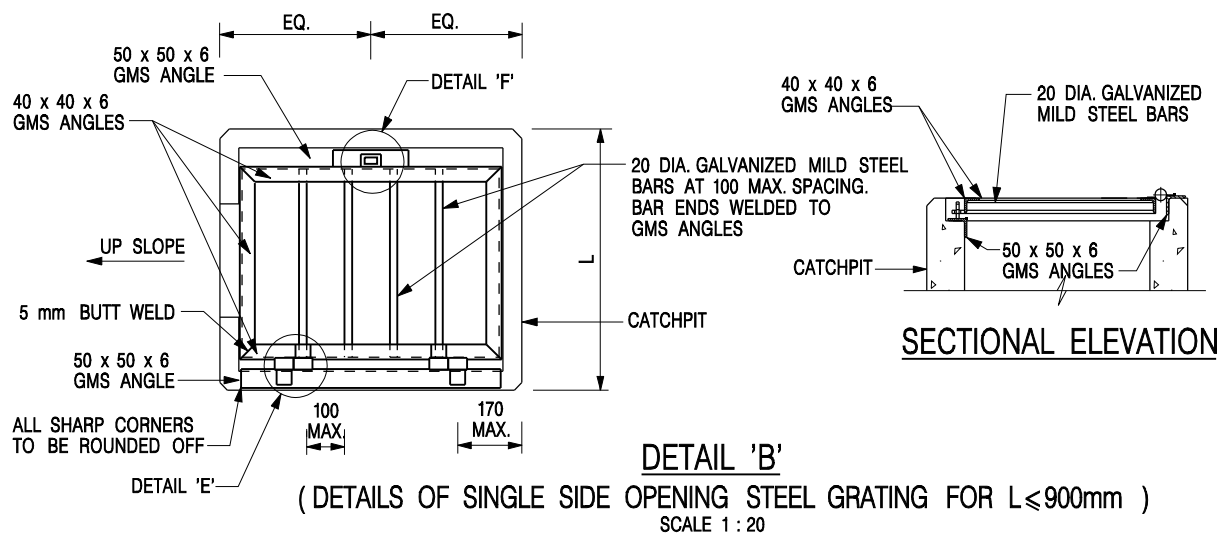
DETAIL 'D'
(DETAILS OF HOLE FOR LOCK)
SCALE 1 : 5

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 2 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE AS SHOWN DATE JAN 1991	
		DRAWING NO. C2405 /2	



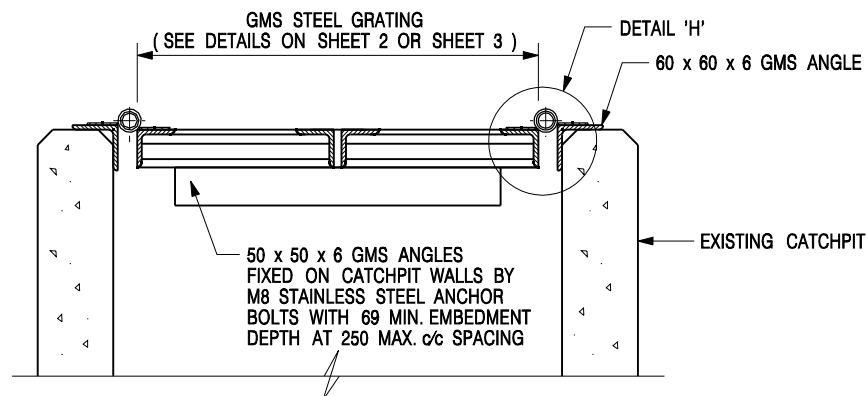
NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 3 OF 5)

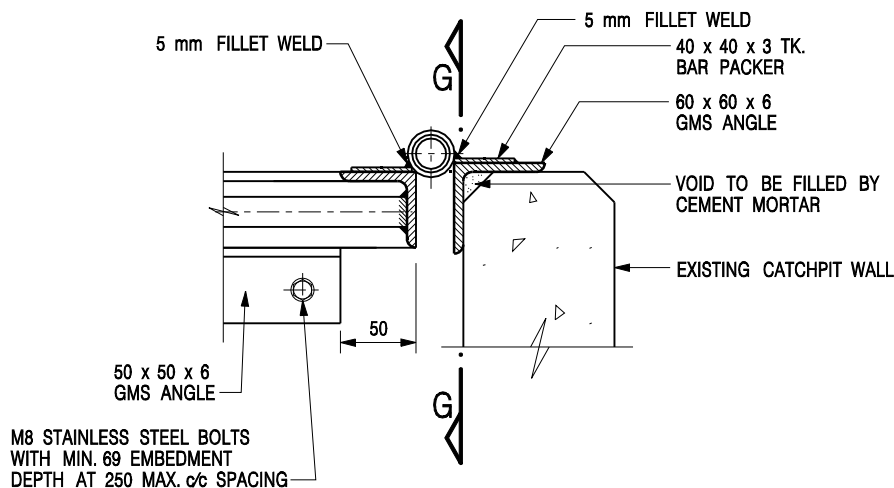
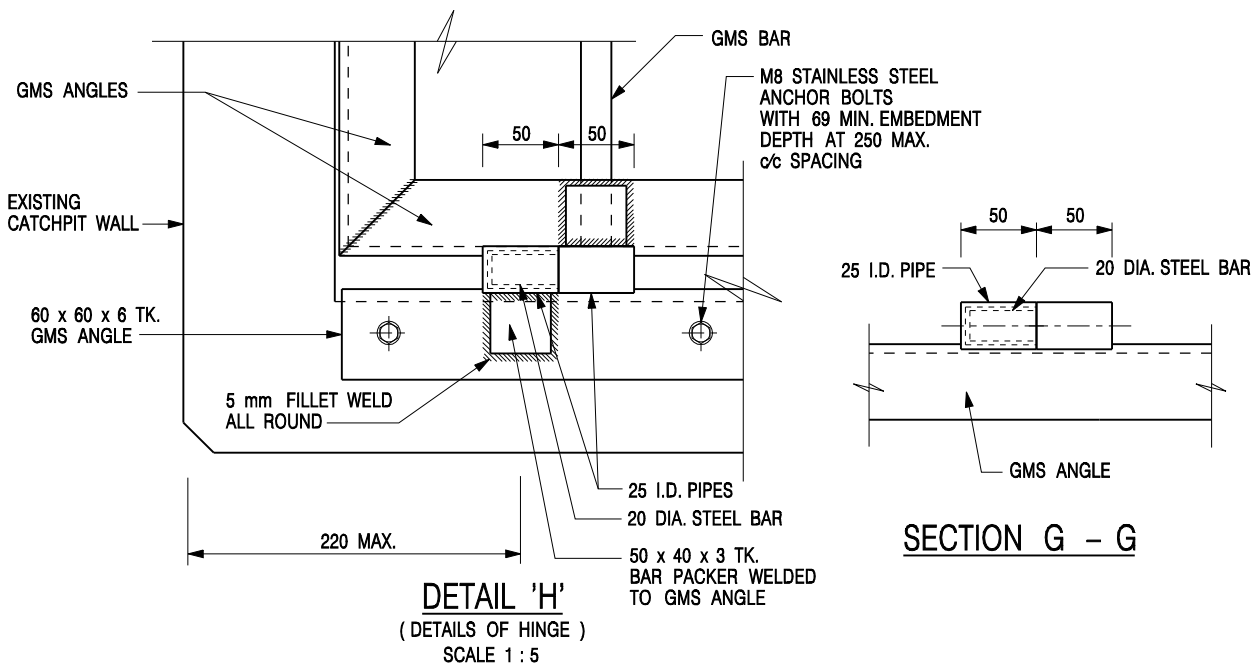
-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

		CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE AS SHOWN		DRAWING NO. C2405 /3	
DATE JAN 1991			



DETAIL 'G' - DETAILS OF STEEL GRATING CONSTRUCTED ON EXISTING CATCHPIT

SCALE 1 : 10



SECTIONAL ELEVATION

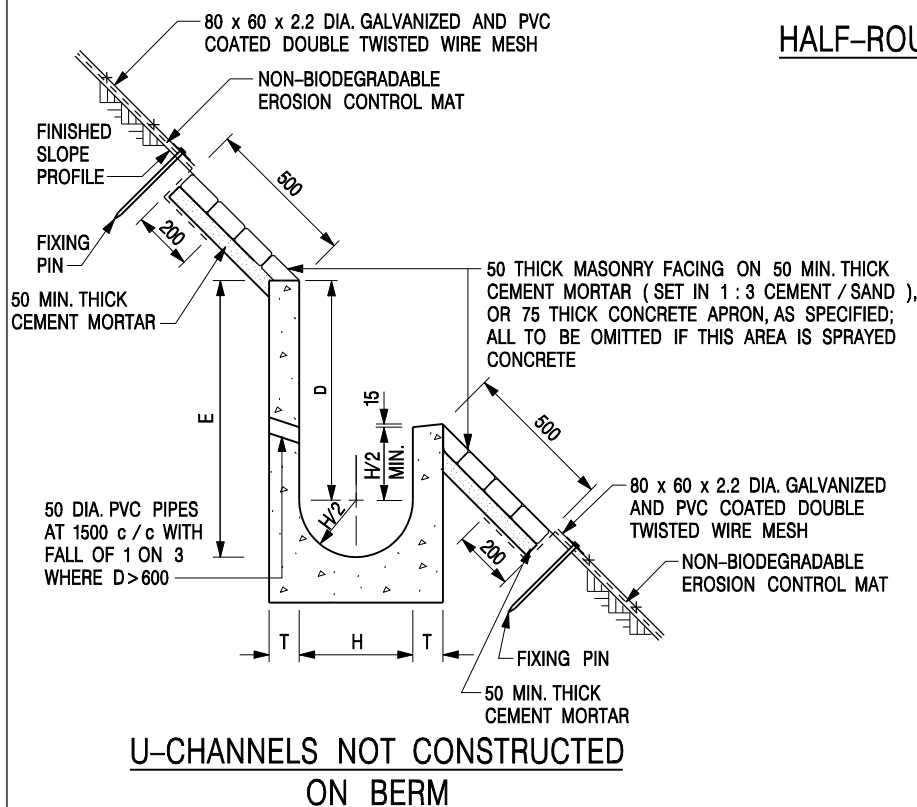
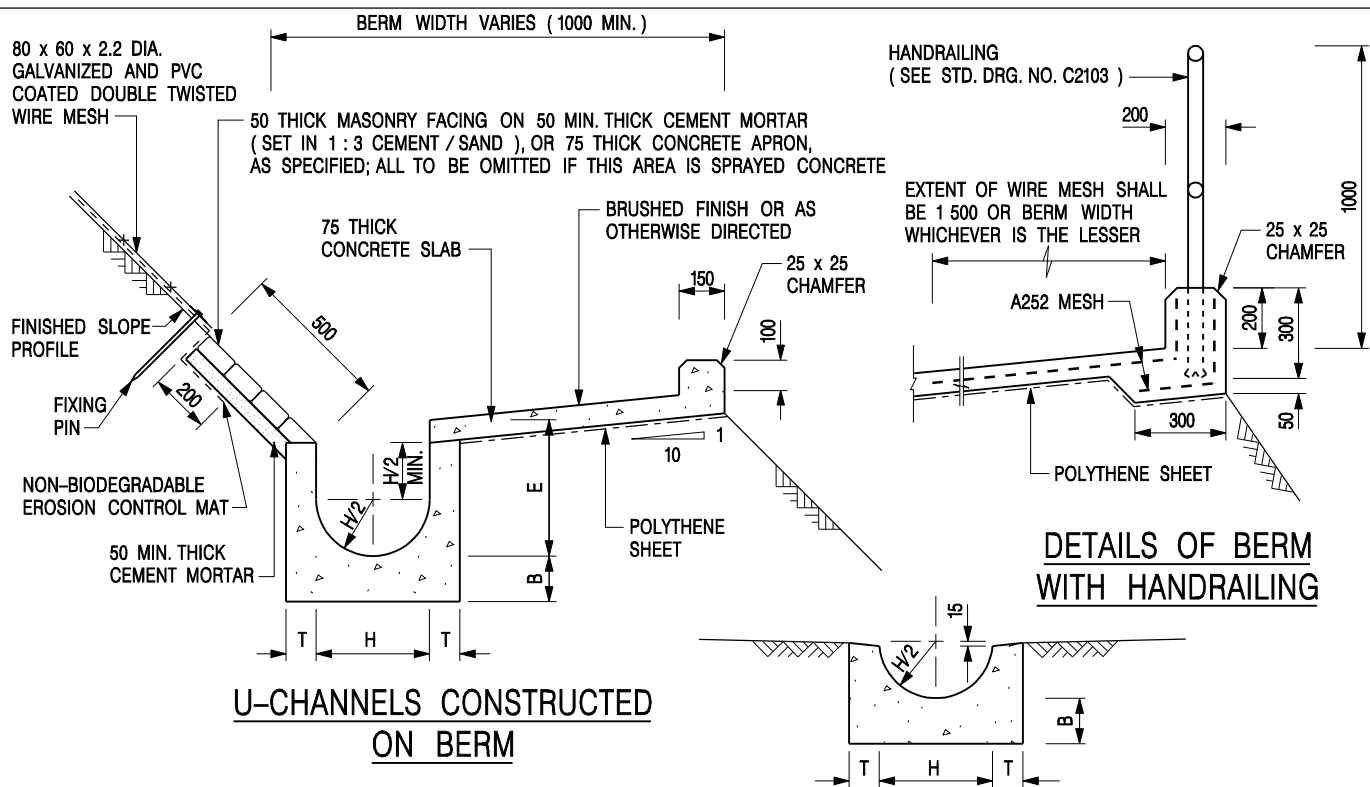
(DETAIL 'H')

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

STANDARD CATCHPIT DETAILS
(SHEET 4 OF 5)

-	FORMER DRG. NO. C2405J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT			
SCALE AS SHOWN		DRAWING NO. C2405 /4	
DATE JAN 1991			



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

**DETAILS OF HALF-ROUND
AND U-CHANNELS (TYPE A -
WITH MASONRY APRON)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 25

DATE JAN 1991

DRAWING NO.
C2409I

Assessment of Hydraulic Capacities of the Proposed Drainage System for 1 in 50 year design return period

Using Rational Method
Design Flow = 0.278CIA m³/s for grassland (heavy soil) - steep, C 0.35
for concrete surface, C = 0.95

Using Manning Equation
Design Mean Velocity = R^{1/6}n(RS)^{1/2} where n = 0.016 for concrete-lined open channel with fair surface
0.050 (ref. Table 13 in SDM) equivalent to 'natural-stream channels - winding some pools, shoals, weeds and stones under bad condition'

Using Gumbel Solution in frequency analysis
Rainfall intensity = a / (t_r+b)^c where a = 1740.1, b= 19.78 and c= 0.570 in 50 year design return period
referenced from Table 3b in SDM - Storm Constants for Different Return Periods of Tai Mo Shan Area

Using Bransby William's Equation (for channel flow)
Inlet time t₀ = 0.14465L / (t^{1/3}A^{0.1}) or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)
V = - Sqt (8gDs) x log [(k_s / 3.7D) + (2.51v / D x Sqt (2gDs))]
For precast concrete pipes with 'O' ring joints with poor condition,
k_s (mm) = 0.6 k_s (m) = 0.0006
v (m²/s) = 1.00E-06
g (m²/s) = 9.81

USCP/USMH		DSCP/DSMH	Collected Runoff from Catchment (refer to Figure 3 and 4)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH L (m)	SLOPE s	SLOPE 1 IN	INLET TIME t ₀ (min)	TIME OF CONCENTRATION t _c (min)	RAINFALL INTENSITY I (mm/hr)	* - conservative, as the subject proposed development is for temporary use for 3 years only	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/hr)	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) & DESIGN ALLOWANCE (12.1%) (mm/hr)	RUNOFF COEFF. C	SUB-CATCHMENT AREA (m ²)	EFF. AREA (m ²)	CUM. EFF. AREA (m ²)	DESIGN FLOW (m ³ /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY (m/s)	FLOW CAPACITY (m ³ /s)	90% FLOW CAPACITY (m ³ /s) (to cater for potential deposition of sediment)	SPARE CAPACITY (m ³ /s)	Occupancy of the Proposed Pipe / Channel		
Top of Area A1	Point A	A1			19.30	15.40		460.00				24.16						0.95	34,995	33,245	33,245										
Point A	Point B	ditto	15.40	15.40	14.40	13.68	0.72	43.00	0.017	60	24.16	24.32	201.02	233.18	261.40	261.40	261.40	0.95	0	0	33,245	2.416	1000	precast concrete pipe	4.32	3.39	3.05	0.639	79.1%	OK!	
Point B	Point C	ditto	15.40	15.40	13.68	13.31	0.37	37.00	0.010	100	24.32	24.79	199.80	231.77	259.82	259.82	259.82	0.95	0	0	33,245	2.401	1500	1.0m deep earth channel	1.31	3.50	3.15	1.101	68.6%	OK!	
Point C	Point D	ditto	15.40	15.40	13.31	12.62	0.69	45.00	0.015	65	24.79	24.97	199.34	231.24	259.22	259.22	259.22	0.95	0	0	33,245	2.396	1000	precast concrete pipe	4.15	3.26	2.93	0.539	81.6%	OK!	
Point D	Point E	A1 + A2 + A3	15.40	15.40	12.62	12.40	0.23	45.00	0.005	200	24.97	25.63	197.70	229.33	257.08	257.08	257.08	0.95	3,839	3,647	59,754	4.271	2000	2.0m deep earth channel	1.15	6.20	5.58	1.930	68.9%	OK!	
Top of Area A2	Point F	A2			19.30	14.40		295.00				14.06						0.95	24,065	22,862	22,862										
Point F	Point D	ditto	15.40	15.40	14.40	12.70	1.70	170.00	0.010	100	14.06	14.86	230.69	267.61	299.99	299.99	299.99	0.95	0	0	22,862	1.907	1100	precast concrete pipe	3.55	3.37	3.03	1.127	62.9%	OK!	
Starting Point 1	CP1	2/3 Site Area (conservative)	16.00	16.00	15.40	15.28	0.12	12.00	0.010	100	2.00	2.09	299.84	347.81	389.90	389.90	389.90	0.95	6,655	6,323	6,323	0.685	600	UC	2.28	0.90	0.81	0.213	76.3%	OK!	
CP1	CP2	ditto	16.00	16.00	15.28	15.23	0.05	5.00	0.010	100	2.09	2.12	299.56	347.49	389.53	389.53	389.53	0.95	0	0	6,323	0.685	600	UC	2.31	0.98	0.88	0.294	70.0%	OK!	
CP2	CP3	ditto	16.00	16.00	15.23	15.22	0.01	1.00	0.010	100	2.12	2.13	299.50	347.42	389.46	389.46	389.46	0.95	0	0	6,323	0.685	600	UC	2.32	0.99	0.90	0.211	76.5%	OK!	
CP3	CP4	ditto	16.00	16.00	15.22	15.03	0.19	38.00	0.005	200	2.13	2.50	296.63	344.09	385.73	385.73	385.73	0.95	0	0	6,323	0.678	600	UC	1.70	0.92	0.83	0.152	81.7%	OK!	
CP4	CP5	ditto	16.00	16.00	15.03	14.86	0.17	50.00	0.003	300	2.50	3.09	292.26	339.02	380.04	380.04	380.04	0.95	0	0	6,323	0.668	600	UC	1.42	0.91	0.82	0.152	81.4%	OK!	
CP5	CP6	ditto	16.00	16.00	14.86	14.80	0.06	19.00	0.003	300	3.09	3.31	290.65	337.16	377.95	377.95	377.95	0.95	0	0	6,323	0.664	600	UC	1.43	0.97	0.87	0.210	76.0%	OK!	
CP6	CP7	ditto	16.00	16.00	14.80	14.78	0.02	6.00	0.003	300	3.31	3.38	290.15	336.58	377.30	377.30	377.30	0.95	0	0	6,323	0.663	600	UC	1.43	0.99	0.89	0.229	74.4%	OK!	
CP7	CP8	ditto	16.00	16.00	14.78	14.66	0.13	50.00	0.003	400	3.38	4.05	285.50	331.18	371.26	371.26	371.26	0.95	0	0	6,323	0.653	600	UC	1.25	0.96	0.87	0.213	75.4%	OK!	
CP8	CP9	ditto	16.00	16.00	14.66	14.59	0.07	33.00	0.002	500	4.05	4.54	282.22	327.37	366.98	366.98	366.98	0.95	0	0	6,323	0.645	600	UC	1.12	0.91	0.82	0.173	78.9%	OK!	
CP9	CP10	ditto	16.00	16.00	14.59	14.55	0.04	22.00	0.002	500	4.54	4.86	280.09	324.90	364.22	364.22	364.22	0.95	0	0	6,323	0.640	600	UC	1.13	0.94	0.85	0.207	75.5%	OK!	
CP10	TM	ditto	16.00	16.00	14.55	14.48	0.07	34.00	0.002	500	4.86	5.36	276.90	321.21	360.07	360.07	360.07	0.95	0	0	6,323	0.633	600	UC	1.13	0.99	0.89	0.260	70.9%	OK!	
Starting Point 2	CP11	1/3 Site Area (conservative)	16.00	16.00	15.50	15.18	0.32	79.00	0.004	250	2.00	3.03	292.69	339.52	380.60	380.60	380.60	0.95	3,328	3,161	3,161	0.334	450	UC	1.27	0.44	0.40	0.106	76.0%	OK!	
CP11	CP12	ditto	16.00	16.00	15.18	15.15	0.04	11.00	0.003	300	3.03	3.19	291.55	338.19	379.11	379.11	379.11	0.95	0	0	3,161	0.333	450	UC	1.17	0.42	0.38	0.090	78.7%	OK!	
CP12	CP13	ditto	16.00	16.00	15.15	15.05	0.10	30.00	0.003	300	3.19	3.61	288.54	334.70	375.20	375.20	375.20	0.95	0	0	3,161	0.330	450	UC	1.19	0.48	0.43	0.104	76.0%	OK!	
CP13	CP14	ditto	16.00	16.00	15.05	15.03	0.02	5.00	0.003	300	3.61	3.68	288.04	334.13	374.56	374.56	374.56	0.95	0	0	3,161	0.329	450	UC	1.19	0.49	0.44	0.114	74.3%	OK!	
CP14	CP15	ditto	16.00	16.00	15.03	14.91	0.12	36.00	0.003	300	3.68	4.18	284.61	330.15	370.10	370.10	370.10	0.95	0	0	3,161	0.325	450	UC	1.20	0.56	0.51	0.182	64.2%	OK!	
CP15	CP16	ditto	16.00	16.00	14.91	14.83	0.08	24.00	0.003	300	4.18	4.51	282.40	327.58	367.22	367.22	367.22	0.95	0	0	3,161	0.323	450	UC	1.21	0.61	0.55	0.227	58.7%	OK!	
CP16	CP17	ditto	16.00	16.00	14.83	14.74	0.09	26.00	0.003	300	4.51	4.87	280.07	324.88	364.19	364.19	364.19	0.95	0	0	3,161	0.320	450	UC	1.22	0.66	0.60	0.276	53.7%	OK!	
CP17	CP18	ditto	16.00	16.00	14.74	14.72	0.03	8.00	0.003	300	4.87	4.98	279.36	324.06	363.27	363.27	363.27	0.95	0	0	3,161	0.319	450	UC	1.22	0.68	0.61	0.291	52.3%	OK!	
CP18	CP19	ditto	16.00	16.00	14.72	14.66	0.05	16.00	0.003	300	4.98	5.19	277.97	322.45	361.46	361.46	361.46	0.95	0	0	3,161	0.318	450	UC	1.23	0.71	0.64	0.321	49.7%	OK!	
CP19	CP20	ditto	16.00	16.00	14.66	14.65	0.01	4.00	0.003	300	5.19	5.25	277.63	322.05	361.02	361.02	361.02	0.95	0	0	3,161	0.317	450	UC	1.23	0.72	0.65	0.329	49.1%	OK!	
CP20	TM	ditto	16.00	16.00	14.65	14.62	0.03	8.00	0.003	300	5.25	5.36	276.94	321.26	360.13	360.13	360.13	0.95	0	0	3,161	0.316	450	UC	1.23	0.73	0.66	0.344	47.9%	OK!	
Discharge Point																															
TM	Proposed outfall	Site Area	16.00	16.00	14.33	14.32	0.01	2.00	0.005	200	5.36	5.38	276.81	321.10	359.95	359.95	359.95	0.95	0	0	9,484	0.949	900	precast concrete pipe	2.21	1.41	1.27	0.317	74.9%	OK!	
Existing Streamcourse at Downstream of the Subject Site																															
Proposed outfall (Point E)	Section X-X at the immediate downstream of the Proposed outfall	A1 + A2 + A3 + Site Area	16.00	13.30	12.40	10.80	0.02	3.00	0.005	200	25.63	25.67	197.60	229.22	256.95	256.95	256.95	0.95	0	0	69,238	4.946	2500	2m deep earth channel	1.22	6.69	6.02	1.072	82.2%	OK!	

subcatchment	
Site Area	9,983
A1	34,995
A2	24,065
A3	3,839
total =	72,882

72,882

消防裝置：

申請人會依照前次規劃許可申請 A/YL-PH/955 已獲消防處批准的消防裝置圖則，為申請地點設置合適的消防裝置，並定期進行維護及保養。

詳情請參閱以下圖則和文件。



交通運輸：

申請地點擬議於西面設有一個出入口，出入口寬度約 20 米，與梁盛路連接，通往錦田公路，接駁至元朗道路網。

申請地點有足夠的空間，提供給車輛進行機動調頭。

申請地點內提供下列車位：

- 128 個私家車電動車充電車位，每個車位尺寸約 5 米 x2.5 米；
- 8 個中型/重型貨車電動車充電車位，每個車位尺寸約 11 米 x3.5 米。

申請地點預計平均每天約有 128 輛私家車和 8 輛中型/重型貨車進出，就整體而言，不會提高申請地點附近的汽車流量，不會對附近交通構成影響。車流量詳情請參閱下表：

預計申請地點內私家車車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	8	20	20	40	30	10	0	0	0	20	8	20	20	20	20	10	10	0	0

預計申請地點內中型/重型貨車流量時間表

時間	01 00	02 00	03 00	04 00	05 00	06 00	07 00	08 00	09 00	10 00	11 00	12 00	13 00	14 00	15 00	16 00	17 00	18 00	19 00	20 00	21 00	22 00	23 00	24 00
車輛 數	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	3	0

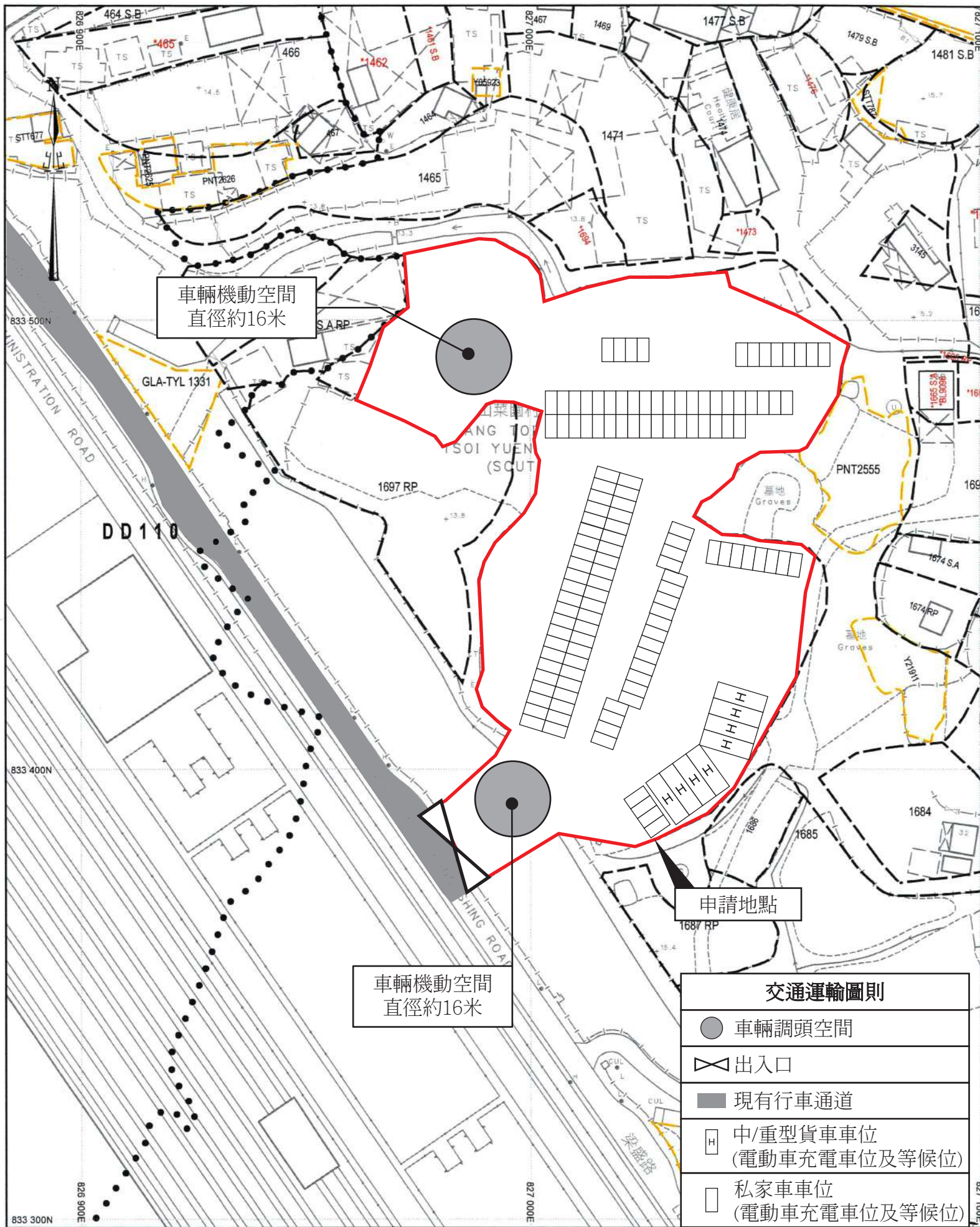
申請地點只會停泊私家車和中型/重型貨車，不會停泊貨櫃車或重量超過 26 噸的車輛，此資訊會以公告模式張貼於申請地點顯眼處，提醒所有人士。

申請地點內會張貼告示，提醒泊車人士開關車門時要降低聲量及不可響，車輛在停泊期間必須將引擎關閉。申請地點的使用守則，會以公告模式張貼於申請地點顯眼處，提醒所有使用者。

申請地點北面有一個巴士站和小巴站，距離申請地點約 267 米，申請地點的工作人員可以透過巴士和小巴到達申請地點附近後自行步行入申請地點內。

申請人和土地使用者承諾如是次規劃申請獲批許可，會定期保養申請地點附近的通道。

詳情請參閱以下圖則和文件。



車輛機動空間
直徑約16米

車輛機動空間
直徑約16米

申請地點

交通運輸圖則	
	車輛調頭空間
	出入口
	現有行車通道
	中/重型貨車車位 (電動車充電車位及等候位)
	私家車車位 (電動車充電車位及等候位)
SCALE 1: 1000	



致： 城市規劃委員會
粉嶺、上水及元朗東規劃處

有關 A/YL-PH/1086
規劃申請補充資料

申請人現就近日政府部門人員的查詢，作出以下補充/澄清：

1. 修正附帶規劃文件部份內容。
2. 澄清中電公司所供應的變壓器類型為「Silicon Oil Type」。
3. 提供申請地點隔音圍板圖則。
4. 提供申請地點填土範圍圖則。
5. 提供前次規劃申請 A/YL-PH/955 時回覆有關環保署意見相關文件。
6. 澄清申請地點的服務對象主要是八鄉及錦田區域的居民和工作人員，電動的士亦可進入進行充電和停泊。

隨件附上相關文件，以供參考。

申請人： 中匯智能科技有限公司

通訊地址：

傳真號碼：

聯絡電話：

電郵：

日期： 2025 年 08 月 18 日

澄清中電公司所供應的
變壓器類型為
「Silicon Oil Type」



RE: Comments from Fire Services Department for Leung Uk Tsuen

2023年7月7日 週五 18:41

Hi Vincent.

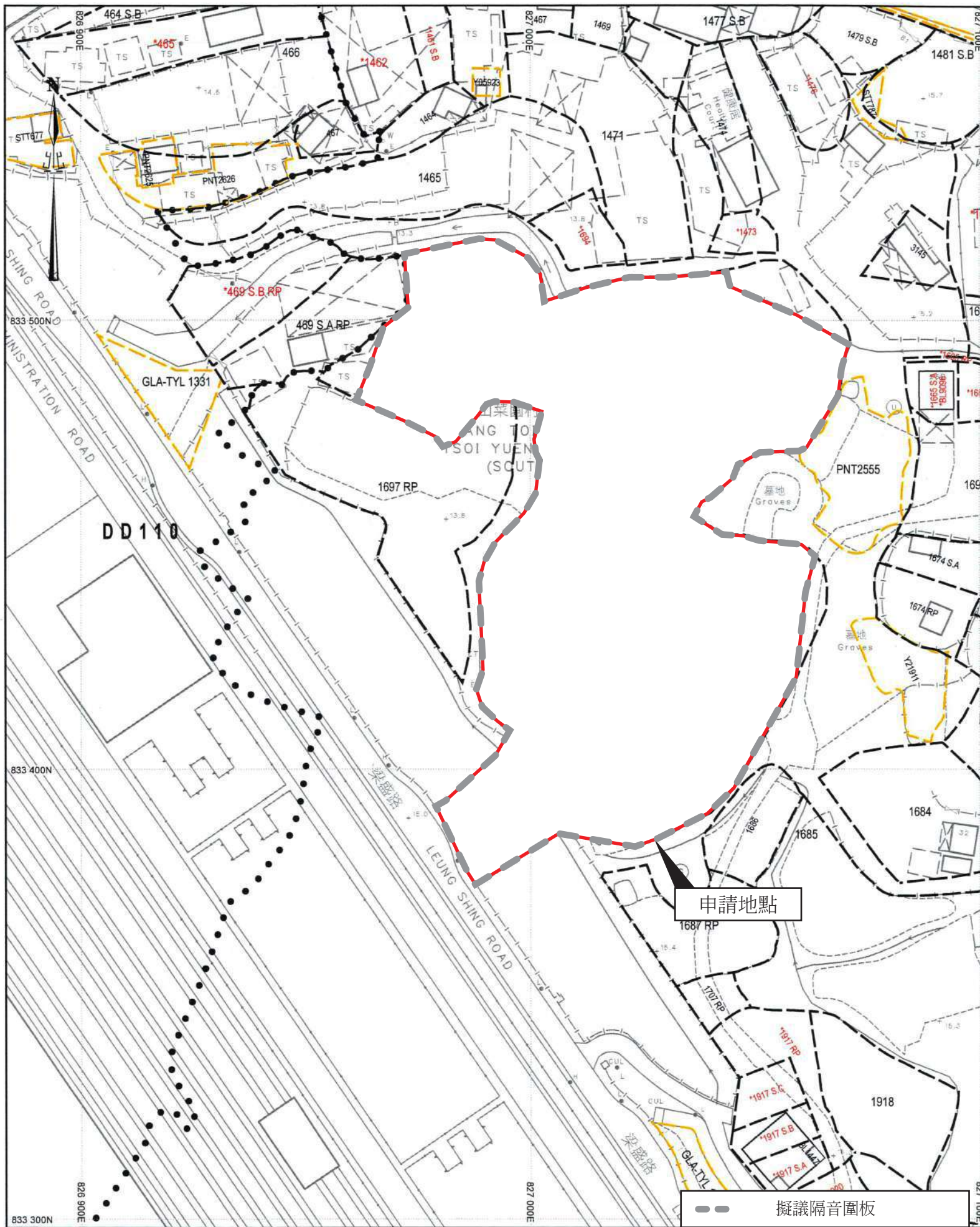
As discussed with Kenji during site visit yesterday, for (b), CLP will adopt Silicon Oil type of transformer in this project.

Regards

Vivian



申請地點隔音圍板圖則



申請地點

擬議隔音圍板

SCALE 1: 1000

申請地點填土範圍圖則

前次規劃申請
A/YL-PH/955時
回覆有關環保署意見
相關文件

S.16 Application No. A/YL-PH/955

Proposed Temporary Shop and Services (Convenience Store), Public Vehicle Park (Excluding Container Vehicle) cum Electric Vehicle Charging Station with Ancillary Facilities for a Period of 3 Years and Filling of Land in “Agriculture” Zone, Lots 1689 S.A (Part), 1689 S.B, 1689 S.B ss.1, 1689 S.C, 1689 S.D, 1695, 1696 (Part) in D.D. 111 and Adjoining Government Land, Leung Uk Tsuen, Pat Heung, Yuen Long

Contact Person: KH SIU

Contact Number: 2594 6770

Comments from the Environmental Protection Department

Please find our comment as appended below.

Reply to EPD

1. What is the planned operation capacity of the battery swapping station? That is how many battery swapping process can be performed during the operating hours daily?

Reply : Based on our initial assessment, we estimate that the charging station will have a daily capacity of approximately 6 vehicles during its initial construction phase. From time to time the capacity will then be increased to about 30 vehicles at the end of 2024.

2. Other than the proposed battery swapping station to be constructed, how many EV chargers will also be equipped for the parking spaces of private cars and goods vehicles respectively °

Reply : DC chargers : 15 ; AC chargers : 40

3. What are the output power of the proposed EV chargers to be installed for these parking spaces?

DC Chargers : 180KW

AC Chargers : 22KW

4. What are the EV chargers to be served for (internal staff use and/or open to public for charging or others)? Please provide breakdown if available.

Reply: The EV chargers will be available for use by our internal staff and public.

5. Any fee-charging payment will be implemented for these EV chargers? If affirmative, any smart systems (e.g. display boards showing the EV charging space availability in formation, occupancy sensors, etc.) including payment system will be installed?

Reply: We have developed a mobile application that enables electric vehicle owners to check the usage status of our charging stations, including the availability of charging spaces, and charging progress. The payment system accepts various payment methods, including credit cards, and various mobile payments.